

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 2
Mtg. Date November 20, 2018
Dept. Development Services Department

Item Title: **Public Hearing to Consider Administrative Appeal No. AA1-800-0006 Regarding the Planning Commission's Decision to Approve Conditional Use Permit No. CUP-180-0004, a Request to Establish a 2,068 SF Childcare Center with an Outdoor Play Area at 3468 Citrus Street in the General Commercial–Heavy Commercial Zone.**

Staff Contact: Arturo Ortuño, Assistant Planner

Recommendation:

- 1) Conduct the public hearing; and
- 2) Adopt a Resolution (**Attachment B**) denying Administrative Appeal No. AA1-800-0006, upholding the Planning Commission's decision to approve Conditional Use Permit No. CUP-180-0004, a request to establish a childcare center at 3468 Citrus Street in the General Commercial–Heavy Commercial zone.

Item Summary:

On October 22, 2018, the Planning Commission tentatively approved Conditional Use Permit No. CUP-180-0004. The project is a request to establish a 2,068 sq. ft. childcare center serving up to 32 toddlers and preschoolers with a 1,326 sq. ft. outdoor play area at 3468 Citrus Street in the General Commercial–Heavy Commercial zone on a 0.32-acre parcel. The Conditional Use Permit was intended to become effective on November 1, 2018, (10 days after the date of tentative approval) unless a valid request for a public hearing through the appeal process was filed by the applicant or another interested person(s). On October 31, 2018, two appellants, Gwen Mitchell and Jeanette Baranov, each subsequently filed an appeal and request for public hearing on November 20, 2018.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|---|---|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input checked="" type="checkbox"/> Categorically Exempt, Section 15301 | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments:

- A. Staff Report
- B. Resolution of Denial
- C. Vicinity Map
- D. Childcare Tentative Schedule
- E. Childcare Tentative Breakfast/Lunch Menu
- F. Notice of Decision for CUP 180-0004, dated October 24, 2018
- G. Administrative Appeal Form—Appellant Gwen Mitchell (Bishop Mortuary, 3444 Citrus St.)
- H. Administrative Appeal Form—Appellant Jeanette Baranov (3479 & 3495 Citrus St.)
- I. Letter of Support for Appeal, dated October 31, 2018
- J. Site Photographs from Appellant, dated October 31, 2018
- K. Exhibit A—Project Plans

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 2

Mtg. Date November 20, 2018

Item Title: Public Hearing to Consider Administrative Appeal No. AA1-800-0006 Regarding the Decision to Approve Conditional Use Permit No. CUP-180-0004, a Request to Establish a 2,068 SF Childcare Center with an Outdoor Play Area at 3468 Citrus Street in the General Commercial–Heavy Commercial Zone.

Staff Contact: Arturo Ortuño, Assistant Planner

Application Summary:

APPLICANT:	Blanca Brown
APPELLANTS:	Gwen Mitchell and Jeanette Baranov
PROPERTY LOCATION:	3468 Citrus Street, APN: 479-042-32-00. The site is located on the west side of Citrus, between Broadway and North Ave.
PROJECT AREA:	0.32 acres (13,813 square feet)
EXISTING ZONE:	General Commercial (GC)–Heavy Commercial (HC)
GENERAL PLAN LAND USE DESIGNATION:	Retail Commercial within the Special Treatment Area III (Regional Commercial)
SURROUNDING PROPERTIES:	North: GC–HC South: GC–HC East: GC–HC West: GC–HC
ENVIRONMENTAL IMPACT:	The project is Categorically Exempt from the California Environmental Quality Act Section 15301 (Existing Facilities), Class 1. Mitigation measures are not required and no environmental impact is anticipated.

Attachment A

Background

The property at 3468 Citrus Street is a 27,007 sq. ft. (0.62 gross acre) rectangular parcel with an existing two-story 7,739 sq. ft. commercial building, originally developed with 3,781 sq. ft. of warehouse space on the first floor (Suites A through C) and 3,425 sq. ft. of office space on the second floor (Suites D through K). On August 1, 2008, City staff approved a holistic care center (Lemon Grove Holistic Care Center) at the subject property that occupied Suite A. The care center provided services such as hypnotherapy, massage therapy, and acupuncture. The business license for the care center expired on December 31, 2015. The General Commercial zone allows “personal services” that provide a variety of services associated with personal grooming or adornment, health maintenance, or well-being as a permitted use. On December 30, 2010, City staff approved a realty company (Hawkins Realty) to occupy Suite B. The business license for the realty company expired December 31, 2017. Suite C, which located at the rear of the property, adjacent to Suites A and B, is currently vacant.

On July 23, 2018, the applicant, Blanca Brown, submitted an application for a Conditional Use Permit (CUP-180-0004), to establish a 2,068 sq. ft. childcare center serving up to 32 toddlers and preschoolers with a 1,326 sq. ft. outdoor play area located at 3468 Citrus Street in the General Commercial–Heavy Commercial zone in Suites A and B. A childcare center is allowed with an approval of a conditional use permit in the General Commercial zone. The City of Lemon Grove found the application to be complete on September 17, 2018.

The Planning Commission tentatively approved CUP-180-0004 on October 22, 2018. The CUP would have become effective on November 1, 2018 (10 days after the date of tentative approval) if a valid request for a public hearing through the appeal process had not been filed.

In accordance with Lemon Grove Municipal Code (LGMC) Section 17.28.020(I), “Any applicant or other interested person who is dissatisfied with the denial, approval, conditional approval, or other application decision made in the administration of this title may appeal the decision. Decisions made by the development services director are appealed to the Planning Commission. Decisions made by the Planning Commission are appealed to the City Council. Decisions made by the City Council are final. Appeal applications, accompanied by the filing fee, shall be filed within ten days following the date a decision is made, on forms provided by the development services department.”

On October 31, 2018, two appellants each subsequently filed an appeal (Administrative Appeal AA1-800-006) of the Planning Commission’s decision. The appeals were filed within the time frame established by LGMC Section 17.28.020(I). Gwen Mitchell’s appeal (Bishop Mortuary, 3444 Citrus St., next door to the subject property) is provided in **Attachment G**. Jeanette Baranov’s appeal (3479 and 3495 Citrus St., across the street from the subject property), is provided in **Attachment H**.

Discussion

Land Use Analysis

The subject property is located in the General Commercial (GC)–Heavy Commercial (HC) zone that is also within the Special Treatment Area (STA) III overlay. In accordance with the General

Attachment A

Plan, STA III is planned for continued redevelopment with large retail stores. Uses within this STA shall serve both local residents and attract shoppers from adjacent communities. Until new land use regulations are developed to implement the regional commercial policies of the general plan, the use, and change of use, of existing developed properties shall be governed by the regulations of the current underlying zoning. In accordance with the Municipal Code, where conflicts occur between regulations, the more restrictive of any regulations shall apply. The General Commercial zone allows “Day Care Centers” that provide part-time care, for less than 24-hours per day, located in a commercial zone, with an approval of a Conditional Use Permit. The Municipal Code defines a “Day Care Center” as a day care, regardless of size or capacity that is located in a commercial zone or commercial structure.

The proposed land use will convert Suites A and B, a 2,068 sq. ft. space with two (2) existing restrooms located on the first floor, into a childcare center. The childcare center would include:

- Two (2) classrooms (350 sq. ft. and 305 sq. ft.); and
- One (1) 210 sq. ft. toddler room; and
- One (1) office and one (1) kitchen; and
- A 1,326 sq. ft. outdoor play area that includes a sandbox, bike path made up of decomposed granite, raised garden beds, and wood bench seating.

The applicant indicates the mission of the Lemon Grove Childcare Center is to provide a high quality setting to toddlers and preschoolers, where children receive education and care, and provided the following information. The Lemon Grove Childcare Center will use an active learning approach that allows opportunities for practicing social interaction and relationship building skills. The learning environment will aim to encourage children’s curiosity and initiative by adults who actively frame their learning in a group setting. All areas of curriculum will support the California Early Learning and Development System. The California Preschool Foundations and Pearson Opening World of Learning (OWL) will be the framework of the curriculum. OWL prepares children for kindergarten through playful purposeful and individualized instructions. OWL also develops language and early literacy skills in the context of research-based content including math, science and social skills. The Director has the responsibility of hiring all teachers and staff with their respective assignments. Teachers shall complete all qualification requirements according to the Childcare Center General Licensing Requirements under Title 22 of the State of California Health and Human Services Agency Department of Social Services, to include, but not limited to, a background clearance, up to date immunizations and proper credentialing by the California Commission on Teacher Credentialing. Enrollment of toddlers and preschoolers shall be in accordance with the guidelines established by the Department of Social Services, Community Care Licensing Division. Enrollment priority shall be on a first come first served basis and second priority given to siblings of the same household. Required documents shall include birth certificate to verify age, current physical, and current immunization record.

The proposed childcare center intends to serve up to 32 toddlers and preschoolers ranging from 18 months to five years of age. Staff will consist of three teachers and one administrator at any given time. Proposed hours of operation will be from 7:00 am to 5:30 am, Monday through Friday (**Attachment D**). Meals will be either prepared off-site by Neighborhood House Association (NHA) or prepared at the on-site kitchen. The menu will be posted in the classrooms for families to view (**Attachment E**). No outside food will be permitted into the center unless authorized by the administration. Outdoor playtime will occur twice a day with a total time of one hour and fifteen

Attachment A

minutes. A proposed fence will secure the 1,326 sq. ft. outdoor play area. City staff shall determine appropriate height and material for the proposed fence.

The appellant's letter of support for the appeal (**Attachment I**) refers to concerns regarding insufficient on-street parking due to oversized vehicles from nearby businesses parking along Citrus Street and/or occupying on-street spaces for loading purposes. Other concerns include the potential exposure young toddlers and preschoolers may experience from the associated activities from an adjacent mortuary business, and potential exposure to homeless issues and visible drug use activities in the surrounding area.

Conditions of the proposed childcare center will require that child drop-off and pick-up be located within the existing parking area of the subject property. Street parking for child drop-off and pick-up is prohibited. In addition, the childcare center will operate to allow for flexible drop-off and pick-up times to accommodate client's work schedule. This flexibility will prevent a significant increase of average daily trips to the nearby surrounding at any one time. Lastly, according to the Municipal Code, there is no separation requirements for the proposed land use to any other use, including a mortuary business. Concerns regarding social issues such as homelessness and drug use activities are not included in the code.

Off-Street Parking

The required off-street parking requirements and the parking provided by the project are as follows:

Use	Size	Parking Ratio	Required Parking
Institutional (K-12)	2 classrooms	2 spaces / classroom	4 spaces
Office	3,425 sq. ft.	1 space / 500 sq. ft.	6.85 = 6 spaces
Warehouse	1,713 sq. ft.	1 space / 500 sq. ft.	3.42 = 3 spaces
Total Required:			13
Provided:			19

The proposed project will be using the existing parking layout with the exception of removing one (1) off-street parking space to relocate the existing trash enclosure, for a total of 19 off-street parking spaces, including one (1) ADA accessible parking space. The parking spaces provided exceed the minimum required parking for an existing 7,739 square feet building. Since the building is less than 10,000 square feet, there is no loading space requirement.

Landscape

The required landscape area and the landscape area proposed by the project are as follows:

Landscape Requirements	Required	Provided
Min. 10% Landscape Area	1,381 sq. ft.	± 1,600 sq. ft.

Attachment A

Min. 25% Vegetated Plant Materials	400 sq. ft.	± 1,000 sq. ft.
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Conditions for the proposed project will require that all landscaping be well maintained and adequately watered at all times.

Screening

An existing trash container is currently screened by a solid masonry wall located at the eastern portion of the lot, adjacent to the driveway entrance. Location of the proposed play area resulted in the relocation of the trash enclosure. Relocation of the trash enclosure will result in removing one (1) off-street parking space. Design of the trash enclosure shall be in accordance with Municipal Code Section 17.24.050(M).

Street Improvements

The project is located on the west side of Citrus Street, between Broadway and North Avenue. There is an existing curb, gutter and sidewalk, and all utilities fronting the property are placed underground. Proposed street improvements include four (4) twenty-four inch box street trees, installed at a rate of one tree per thirty linear feet of street frontage along the subject property.

Public Information:

The Notice of Public Hearing for this item was published in the November 8, 2018 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property. The City of Lemon Grove received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. At the time of the public hearing, Staff will provide the City Council with any comments received after the date this Staff report is prepared.

Conclusion:

Staff recommends that the City Council conduct the public hearing and adopt a Resolution **(Attachment B)** denying Administrative Appeal No. AA1-800-0006, upholding the Planning Commission's tentative approval of Conditional Use Permit No. CUP-180-0004, a request to establish a childcare center at 3468 Citrus Street in the General Commercial–Heavy Commercial zone, based on the findings of fact as provided in the Resolution **(Attachment B)**. This public hearing will be considered a *de novo* hearing and decisions shall be based only upon on the evidence presented in this staff report and at the public hearing and shall not be based upon any prior factual findings or legal conclusions.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE DENYING ADMINISTRATIVE APPEAL AA1-800-0006, UPHOLDING THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. CUP-180-0004, A REQUEST TO ESTABLISH A CHILDCARE CENTER WITH AN OUTDOOR PLAY AREA AT 3468 CITRUS STREET, LEMON GROVE, CALIFORNIA.

WHEREAS, the applicant, Blanca Brown, filed an application for a Conditional Use Permit (CUP-180-0004) on July 23, 2018, a request to establish a 2,068 square foot childcare center (Lemon Grove Childcare Center) with a 1,326 square foot outdoor play area located at 3468 Citrus Street, Lemon Grove, California; and

WHEREAS, the proposed land use is allowed as a "Day Care Center" that provides part-time care, for less than twenty-four hours per day, located in a commercial zone, with an approval of a Conditional Use Permit; and

WHEREAS, the proposed childcare center intends to serve up to 32 toddlers and preschoolers ranging from 18 months to five years of age. Childcare staff will consist of three teachers and one administrator at any given time. Proposed hours of operation will be from 7:00 am to 5:30 am, Monday through Friday. Meals will be either prepared off-site by Neighborhood House Association (NHA) or prepared at the on-site kitchen. All areas of curriculum will support the California Early Learning and Development System. The California Preschool Foundations and Pearson Opening World of Learning (OWL) will be the framework of the curriculum; and

WHEREAS, the Planning Commission held a duly noticed public hearing and tentatively approved Conditional Use Permit No. CUP-180-0004 on October 22, 2018. The Conditional Use Permit was intended to become effective on November 1, 2018 (10 days after the date of the tentative approval) unless a valid request for a public hearing through the appeal process was filed by the applicant or another interested person(s); and

WHEREAS, on October 31, 2018 two appellants, Gwen Mitchell and Jeanette Baranov, each subsequently filed an appeal and request for public hearing (Administrative Appeal AA1-800-0006), for City Council consideration on November 20, 2018; and

WHEREAS, the Notice of Public Hearing for this item was published in the November 8, 2018 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property; and

WHEREAS, on November 20, 2018, the City Council held a duly noticed public hearing to consider Administrative Appeal AA1-800-0006, an appeal of the Planning Commission's decision to approve Conditional Use Permit No. CUP-180-0004; and

WHEREAS, the City has found the proposed Conditional Use Permit to be categorically exempt from the environmental review requirements of the California Environmental Quality Act Guidelines (Section 15301, Existing Facilities); and

WHEREAS, the City Council determined that the following findings of fact as required by Lemon Grove Municipal Code (LGMC) Section 17.28.050(C) can be made as follows:

1. The use is compatible with the neighborhood or the community; and
 - a. **The proposed land use is located in the General Commercial–Heavy Commercial zone, which allows "Day Care Centers" with an approval of a Conditional Use**

Attachment B

Permit. The LGMC defines “Day Care Centers” as a day care, regardless of size or capacity that is located in a commercial zone or commercial structure.

2. The use is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity; and
 - a. **The proposed use is categorically exempt from environmental impacts and no impacts are anticipated. The proposed childcare center will be required to meet all applicable provisions of the LGMC and conditions of approval.**
3. The use complies with performance standards according to Section 17.24.080; and
 - a. **The proposed use complies or will be made to comply with applicable performance standards according to Section 17.24.080 of the LGMC (specifically noise, glare, traffic circulation and parking, waste, and fire hazards).**
4. The use is consistent with applicable provisions of the particular zoning district and with policies and standards of the general plan.
 - a. **The proposed use complies with the applicable provisions of the LGMC requirements and is consistent with the Retail Commercial land use designation of the General Plan. The proposed childcare center would promote a healthy, family-oriented community through appropriate land use and development decisions; and**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

SECTION 1. Denies Administrative Approval AA1-800-0006, filed by appellants Gwen Mitchell and Jeanette Baranov, based on the above-findings; and

SECTION 2. Upholds the Planning Commission’s decision to approve Conditional Use Permit No. CUP-180-0004 and the site and architectural plans dated received August 14, 2018 (incorporated herein by reference as Exhibit A), except noted herein. The approval authorizes the establishment of a childcare center with an outdoor play area at 3468 Citrus Street in the General Commercial–Heavy Commercial zone. Except as amended, the approval of this project shall be subject to the following conditions:

- A. Within five days of approval, the applicant shall comply with the following:
 1. Submit the appropriate payment for the CEQA filing fee and County Clerk Processing Fee (Categorical Exemption).
 2. Pay all outstanding fees for City permits related to this project.
- B. A building permit shall be required and obtained for proposed tenant improvements including electrical, plumbing and mechanical improvements. Structures and access shall meet current building and fire code regulations.
 1. Provide a fully dimensioned site plan, floor plan and elevations drawn to scale.
 2. An automatic fire alarm system shall be provided in all buildings used as or containing a Group E Day Care.
 3. Duct and air transfer openings in smoke partitions shall be provided with a smoke damper in Group E Day Care.
 4. Group E Day Care facilities may not be located above the first story in a building that is not constructed of Type I-A, I-B, II-A, II-B and III-A construction.

Attachment B

5. Every enclosed gas-fired water heater or furnace in the child-care area needs to be protected to prevent children from making contact to those appliances. This doesn't apply to kitchen stoves or ovens.
 6. Day care facilities, rooms or spaces where care is provided for more than 10 children that are 2 years of age or less shall have access to not less than two exits or exit access doorways.
 7. Corridors serving more than 10 occupants in Group E day care shall be 1-Hour fire rated walls without sprinkler system.
 8. Corridor width shall not be less than 44 inches.
 9. Separate Occupancies: each space shall comply with the building code based on the occupancy classification of that portion of the building.
 10. Interior decorative material and furnishings shall meet the requirements in the 2016 CA Fire Code, Chapter 8.
 11. Heartland Fire & Rescue at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at time of plan review and/or inspections.
 12. The construction drawings or changes to the project may require additional conditions not noted in this resolution in which case, applicable codes would apply.
- C. Prior to issuance of a building permit for the use authorized by this Conditional Use Permit, the applicant shall comply with the following:
1. Comply with Conditions A through B of this Resolution.
 2. All physical elements of the proposed project shown on the approved plans dated August 14, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
 3. The applicant shall provide occupant load and exiting for each classroom.
 4. Existing bathrooms shall comply with California Building Code (CBC), Chapter 11B.
 5. The applicant shall provide on the plans all special requirements for a E occupancy daycare facility. Safe dispersal area, frontage or clearance at entry (see CBC Section 452).
 6. The applicant shall provide occupancy and appropriate fire separation per CBC Table 508.4 for all adjacent tenant spaces.
 7. The applicant shall provide a letter indicating any hazardous materials to be used or stored on site for the childcare center. This does not include normal business cleaning materials however; they must be in a limited quantity.
 8. The applicant shall clarify whether or not the building is equipped with a fire alarm system and note existing and proposed systems. A licensed contractor (C-10) is required to install or make adjustments to a fire alarm system.
 9. All improvements shall comply with Title 15 including 2016 Building and Fire Codes and ADA accessibility requirements.

Attachment B

D. Prior to requesting a final inspection and occupancy of the structure, the applicant shall comply with the following:

1. Comply with Conditions A through C of this Resolution.
2. All physical elements of the proposed project shown on the approved plans dated August 14, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
3. The most recent adopted California Fire Codes and Standards.
4. A fire inspection is required prior to a certificate of occupancy or business license being issued. The applicant shall ensure the childcare center is set up and ready for operation prior to the fire inspection.
5. Current standards for parking areas and striping. Damaged paving shall be repaired and maintained in a good condition consistent with LGMC Section 17.24.010. Designated parking spaces are prohibited on-site.
6. Execute an Encroachment, Maintenance, and Removal Agreement for the street trees and irrigation along the Citrus Street frontage. The City will draft the document. Provide the City with an 8 ½" x 11" exhibit showing and labeling the locations of the trees and irrigation system.
7. The applicant shall comply with all of the requirements of the appropriate State and County licensing agencies and shall provide the Development Services Department with evidence of said compliance.
8. Installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F 2200 standards. Knox brand key-operated electric key switch keyed to Heartland Fire & Rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems such as Opticom, siren, etc. shall be permitted with the approval of Heartland Fire & Rescue.
9. All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of 30-feet from all structures or to the property line, whichever is less.
10. Facility shall provide at least one portable fire extinguisher with a 2-A: 10-B: C rating for every 75-feet of travel. Fire extinguisher shall be mounted up to 5-feet from the finished floor and it must be in an accessible area.
11. An approved Fire Safety and Evacuation Plan is required.
12. Fire lane designation shall be required for all fire access roadways as determined by Heartland Fire & Rescue. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Heartland Fire & Rescue. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
13. Permanent address shall be posted to meet the minimum requirements: minimum 8 inches in height with one-half inch stroke, visible from the street and have a contrasting background. Additional numbers may be required for visibility.




Attachment B

14. Exit signs shall be installed and maintained per the 2016 CA Fire Code, Chapter 10.
- E. Upon establishment of use in reliance with this Conditional Use Permit, the applicant shall comply with the following:
1. Comply with Conditions A through D of this Resolution.
 2. All physical elements of the proposed project shown on the approved plans dated August 16, 2018, except as noted herein, shall be located, constructed and maintained substantially where they are shown in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director and City Engineer.
 3. The hours of operation shall be restricted from 7:00 A.M. to 5:30 P.M., five (5) days a week only (Monday through Friday).
 4. The use of the outdoor play area shall be limited to the hours of 7:00 A.M. to 5:00 P.M.
 5. Off-street parking for child drop-off and pick-up shall be located in the existing parking area of the subject property.
 6. Street parking for child drop-off and pick-up is prohibited.
 7. The permittee shall obtain from the Development Services Director certification that specified conditions of the permit have been met.
 8. The building façade shall be well maintained at all times.
 9. Landscape shall be maintained in good condition at all times.
 10. This project approval does not include signage, and sign permits shall be obtained prior to installation. All signs shall conform to the Municipal Code Section 18.12.
 11. The project shall conform to all performance standards of Municipal Code Section 17.24.080.
 12. Proper drainage shall be maintained throughout this property so as to prevent ponding and/or storage of surface water.
 13. Exit doors, including manually operated horizontal sliding doors, shall be able to be opened from the inside without use of a key or any special knowledge or effort.
 14. The unlatching of any door or leaf shall not require more than one operation.
- F. The terms and conditions of the Conditional Use Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.
- G. The decision regarding this Conditional Use Permit became effective on November 20, 2018.
- H. This Conditional Use Permit expires November 20, 2019 (or such longer period as may be approved by the Planning Commission of the City of Lemon Grove prior to said expiration date) unless all requirements of this Conditional Use Permit have been met prior to said expiration date.

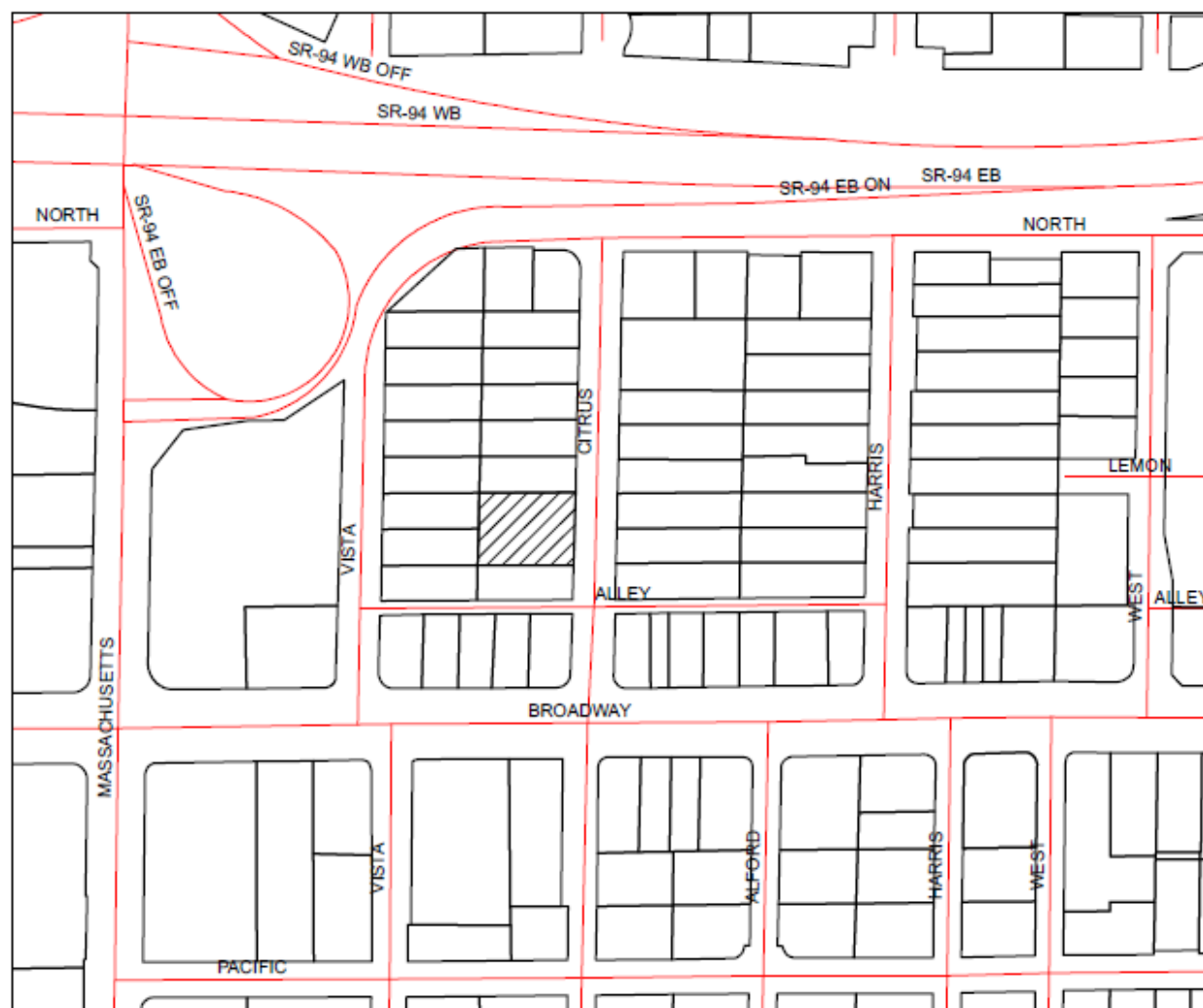
AA1-800-0006



Legend

-  3468 Citrus Street
-  LG Parcels
-  Roads

0 70 140 280 420 Feet



LEMON GROVE CHILDCARE CENTER
3468 Citrus Street Lemon Grove, CA 91945

Daily Schedule for Preschoolers

7:00-8:00am	Table Manipulatives
8:00-8:30am	Breakfast
8:30-8:45am	<i>Wash Hands</i> and bathroom-Clean tables.
8:45-9:00am	Meet for circle time- Rug area
9:00-9:30am	Center Time & Individualized support (Teacher Directed)
9:00-10:00am	Indoor Exploration (Child Directed)
10:00-10:15am	Bathroom and <i>Wash Hands</i>
10:15-11:00	Outdoor Play
11:00-11:15	<i>Wash Hands</i>
11:15-11:30	Circle Time- Revisit Lesson of the day
11:30-12:00	Lunch
12:00-12:15pm	Bathroom and <i>Wash Hands</i> -Clean Tables
12:15-2:00pm	Naptime/ Quiet Time
2:00-2:15pm	Wake up, Bathroom and <i>Wash Hands</i>
2:15-2:30pm	Circle Time- Introduce Math Lesson
2:30-2:45pm	Math Activity
2:45-3:00pm	Snack
3:00-3:30pm	Bathroom and <i>Wash Hands</i>
3:30-4:00pm	Outdoor Play
4:00-4:30pm	Indoor Table Manipulatives
4:30-5:00pm	Music and Movement
5:00-5:30pm	Creative Art

**Lemon
Grove
Childcare
Center
Menu**



Menu 2018



Monday	Tuesday	Wednesday	Thursday	Friday
Toasted Oats Banana, 1% Milk Stewed Beef with Cheese Grits, Salad, Orange, 1% Milk Strawberry Smoothie & Apple	English Muffin, Cream Cheese, Orange, 1% Milk Beef Tacos, Pico de Gallo, Wheat Tortilla, Pear, 1% Milk Black Bean Dip w/ tortilla Chips & Water	Rice Chex, Apple, 1% Milk Tomato Bake w/ Chicken, Broccoli & Raisin Salad, Pear, 1% Milk Orange and 1% Milk	Honey Granola, Pear, & 1 % Milk Red Bean Soup, Brown Rice, Kale, Orange, & 1% Milk Arroz con Leche & Banana	Kashi Heart to Heart, Orange, & 1% Milk Bean Taco, Corn Tortilla, w/ pico de gallo, salad, 1% Milk Cottage Cheese w/ wheat cracker & Water
Monday	Tuesday	Wednesday	Thursday	Friday
Rice Chex, Pear, 1% Milk Turkey on Wheat Bread, Cream of Potato Soup, Orange, 1% Milk Pico de Gallo with Tortilla Chips & Water	Bran Muffin, Apple, 1% Milk Rotini alla Bolognese, Caesar Salad, Orange, 1% Milk Edamame Hummus with Carrot Sticks & Water	English Muffin, Cream cheese, Cantaloupe 1% Milk Lentil Soup, Wheat Roll, Salad, Apple, 1% Milk Aztec Grain Salad & 1% Milk	Toasted Oats, Banana, 1% Milk Pesto Pasta w/ chicken, Cauliflower, watermelon, 1% Milk Orange & Water	Kashi Heart to Heart, Apple, 1% Milk Tuna Sandwich on wheat bread, roasted tomato soup, Spring Salad & 1% Milk Graham cracker, orange, 1% Milk
Monday	Tuesday	Wednesday	Thursday	Friday
Corn Chex, Pear, 1% Milk Chicken Sandwich on Mini Kaiser, Caesar Salad, Orange, 1% Milk Pico de Gallo with Tortilla Chips & Water	Toasted Oats, Apple, 1% Milk Couscous with Apples, Braised Vegetables, Honeydew, 1% Milk Carrot Sticks with Sesame Dip & Water	English Muffin, Cream cheese, Orange, Water Beef Picadillo, Brown Rice, Carrots, Orange, & 1% Milk Hummus with Zucchini stick	Wheat Bagel, cream cheese, Pear, 1% Milk Roasted Turkey, Mashed Potato, Wheat Roll, Salad, 1% Milk Apple, 1% Milk	Strawberries, Watermelon Slices, 1% Milk Black Bean Chili, Salad, 1% Milk Granola, Yogurt Parfait & Water
Monday	Tuesday	Wednesday	Thursday	Friday
Corn Chex, Apple, 1% Milk Meat Sauce, Penne Pasta, Caesar Salad, Orange, 1% Milk Blueberry Smoothie, Graham Crackers	Bran Muffin, Apple, 1% Milk Jerk Chicken, Rice, peas, Orange, 1% Milk Cucumber Slices & Water	Granola & Banana, 1% Milk Beef Burger, Sliced salad, orange & 1% milk Cottage Cheese & strawberries	English Muffin, cream cheese, 1% Milk Turkey, Herbed Squash, Banana, 1% Milk Graham Crackers, Water	Heart to Heart Kashi, banana, 1% milk Tuna Salad sandwich, strawberries, Salad, 1% milk Applesauce, 1% milk



CITY OF LEMON GROVE
Community Development Department

"Best Climate On Earth"

October 24, 2018

Blanca Brown
3468 Citrus Street
Lemon Grove, CA

John Vo
[REDACTED]

Re: Conditional Use Permit No. CUP-180-0004 at 3468 Citrus Street, APN: 479-042-32-00

Dear Blanca Brown,

On October 22, 2018, the Lemon Grove Planning Commission approved Resolution No. 18-04 (enclosed).

Please review the Resolution of Approval carefully and contact the project planner if you have any questions regarding the conditions of approval. You are required to submit a copy of the attached resolutions when applying for building permits, a business license and improvements necessary to complete the conditions of approval.

An invoice for the project has been enclosed and is due at your earliest convenience and prior to application for additional permits or licenses.

Please contact me at 619.825.3805, or aortuno@lemongrove.ca.gov if you have any questions.



Sincerely,


A handwritten signature in cursive script, likely belonging to Arturo Ortuño.

Arturo Ortuño
Assistant Planner

Enclosures:
Planning Commission Resolution No. 18-04
Final Invoice 10-24-18



		APPEAL APPLICATION & REQUEST FOR PUBLIC HEARING	
		Community Development Department / Planning Division 3232 Main Street, Lemon Grove, CA 91945 Phone: 619-825-3805 Fax: 619-825-3818 www.ci.lemon-grove.ca.us	
APPLICANT: <u>BISHOP Mortuary</u>		PHONE: [REDACTED]	
ADDRESS: <u>3444 Citrus St</u>		FAX: [REDACTED]	
		EMAIL: <u>BishopMortuary.com</u>	
CASE/PROJECT NUMBER: <u>CUP-180-004</u>			
DECISION /CONDITIONS OF APPROVAL BEING APPEALED (INCLUDE CONDITION ITEM NUMBERS): <u>CUP - 180-004</u> <u>High Homeless population</u>			
SPECIFIC REASON(S) FOR APPEAL OR REQUEST FOR PUBLIC HEARING: <u>Citrus Street is not suitable for a Daycare</u> <u>Yard is too small for play area</u> <u>Tenants at 3468 Citrus have to back of Driveway</u> <u>because it is too small</u> <u>Next to Mortuary</u> <u>Very heavy Commercial AREA Zone</u> Attach additional sheets if necessary. <u>Pictures Attached</u>			
 Applicants Signature		<u>10/30/2018</u> Date	
TO BE COMPLETED BY PLANNING STAFF			
FILE #(s):			
DATE:			
FEES:		RECEIPT #:	
		CITY OF LEMON GROVE	
COMMENTS and/or CONDITIONS:		OCT 31 2018	
		DEVELOPMENT SERVICES	

		APPEAL APPLICATION & REQUEST FOR PUBLIC HEARING	
		Community Development Department / Planning Division 3232 Main Street, Lemon Grove, CA 91945 Phone: 619-825-3805 Fax: 619-825-3818 www.ci.lemon-grove.ca.us	
APPLICANT:	<i>Janette Baranov</i>	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]	FAX:	~
		EMAIL:	~
CASE/PROJECT NUMBER: <i>CUP-180-0004</i>			
DECISION /CONDITIONS OF APPROVAL BEING APPEALED (INCLUDE CONDITION ITEM NUMBERS):			
<i>Conditional Use Permit No. CUP-180-0004</i>			
SPECIFIC REASON(S) FOR APPEAL OR REQUEST FOR PUBLIC HEARING:			
<i>Attached Comments</i>			
<i>High homeless populations, Drug use</i>			
Attach additional sheets if necessary.			
<i>Janette Baranov</i> Applicants Signature		<i>10/30/18</i> Date	
TO BE COMPLETED BY PLANNING STAFF			
FILE #(s):			
DATE:			
FEES:		RECEIPT #:	
		CITY OF LEMON GROVE	
COMMENTS and/or CONDITIONS:		OCT 31 2018	
		DEVELOPMENT SERVICES	

Attachment I

- CUP-180-0004

I own property across the street from the propose child care center. 3479 Citrus St & 3495 Citrus St, Lemon Grove. Citrus street is a very busy street during the week.

There are trucks in the street from all the contractors who have their businesses on Citrus Street. A towing company who always has trucks on the street waiting to get in or out of his driveway with their crashed cars or towing crashed cars out of his yard.

Motor cycles run up and down Citrus Street to either see how fast they can go or how noisily they can be.

There is no parking on Citrus Street during the week, as all the workers at the companies have to have a place to park their cars. Then next door you have a mortuary who perform services for the deceased. The caskets are brought out the front door along with all their grieving families.

I would not want my young children to see all that sadness and they will see it from their play yard.

I oppose a daycare center at this location.

Thank you,

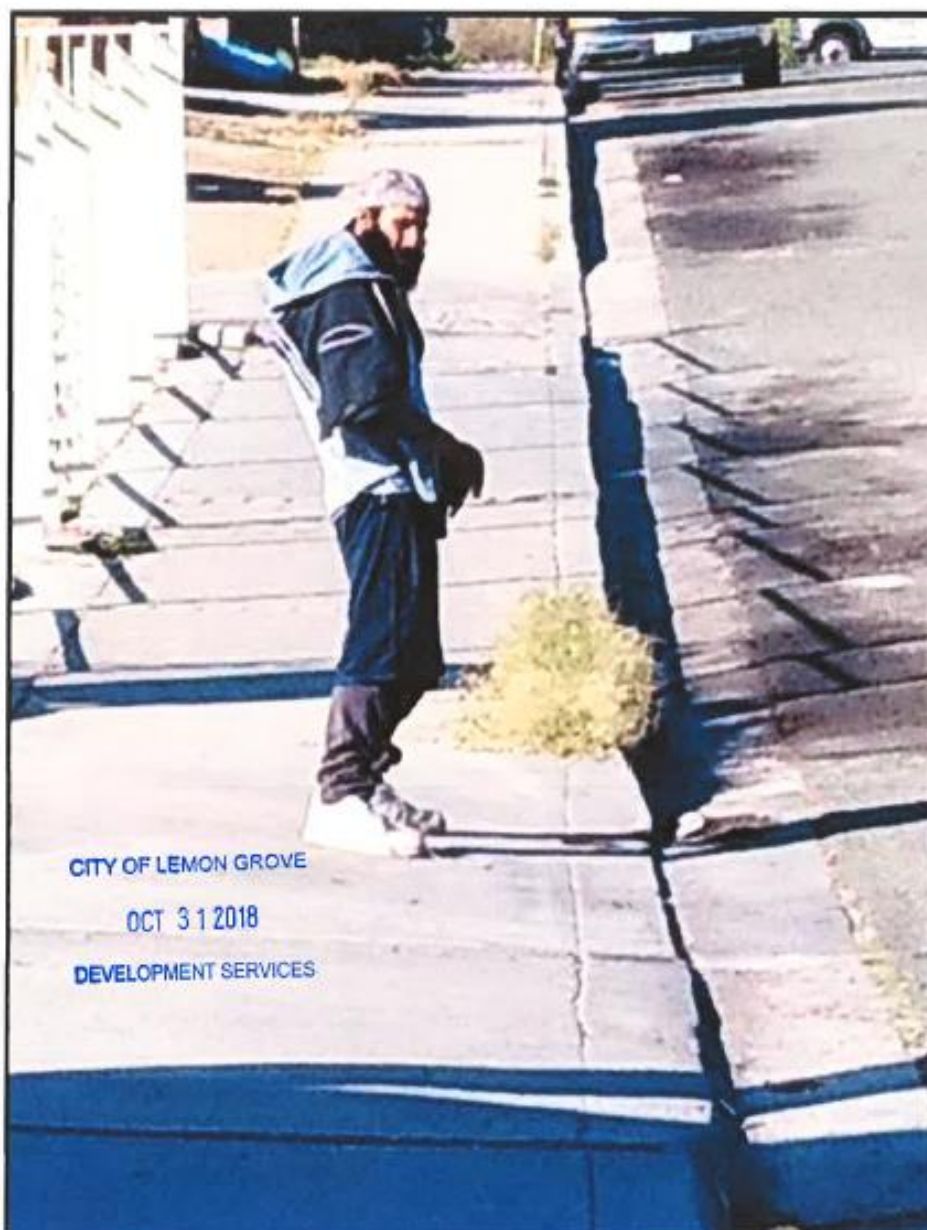
Jeanette Baranov, owner of above address

CITY OF LEMON GROVE

OCT 31 2018

DEVELOPMENT SERVICES

Attachment J



Date: 10/30/2018

Have Additional Pictures 3468 Citrus St
Per Your Request 26

Attachment J



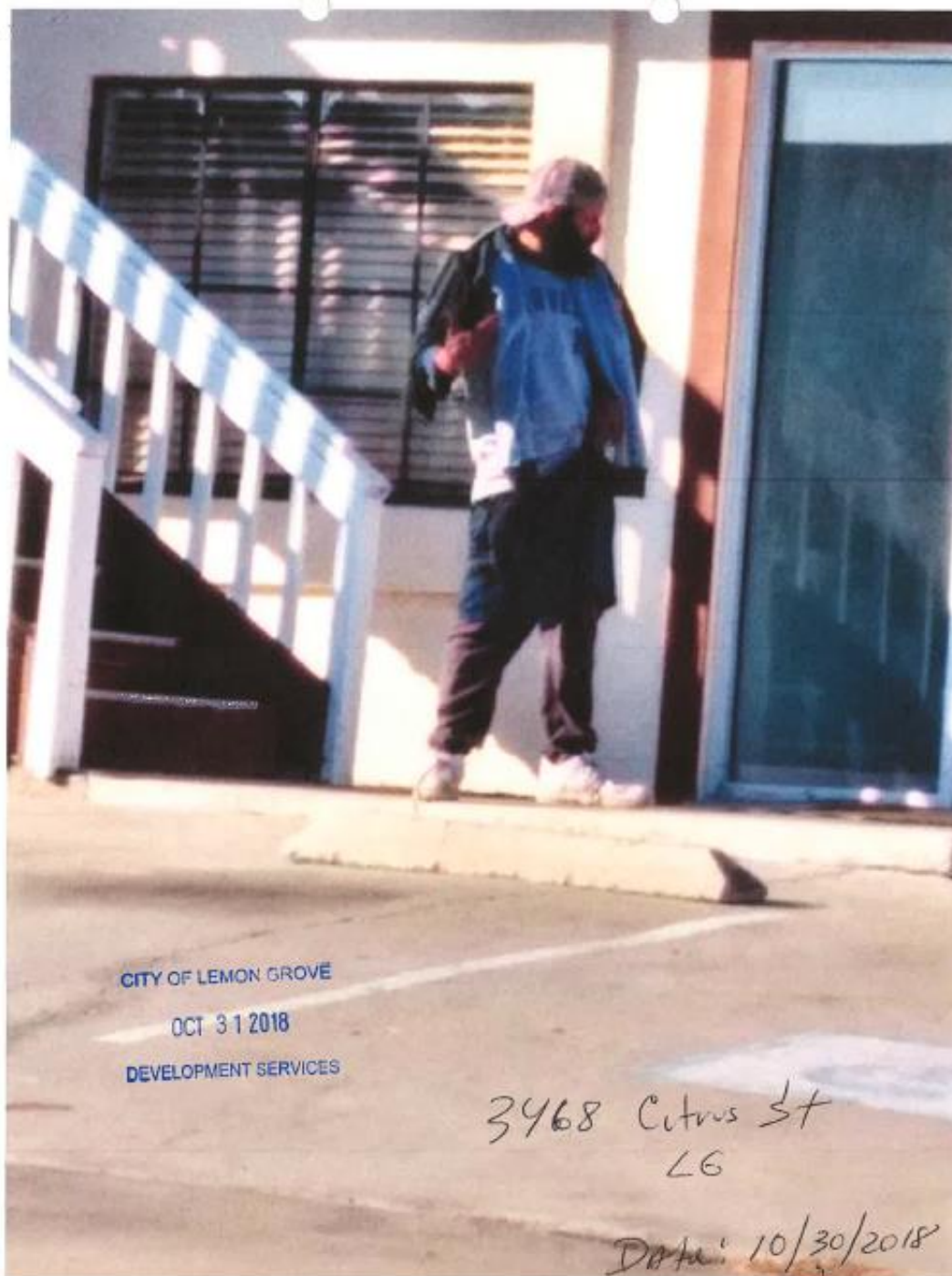
3468 Citrus St

CITY OF LEMON GROVE

OCT 31 2018

DEVELOPMENT SERVICES

Attachment J



Attachment J



CITY OF LEMON GROVE

OCT 31 2018

DEVELOPMENT SERVICES

3468 Citrus
Peeking over yard



Citrus Street

Attachment K

EXHIBIT A – PROJECT PLANS

Not Attached

Enclosed in City Council packet or available at City Hall for Review